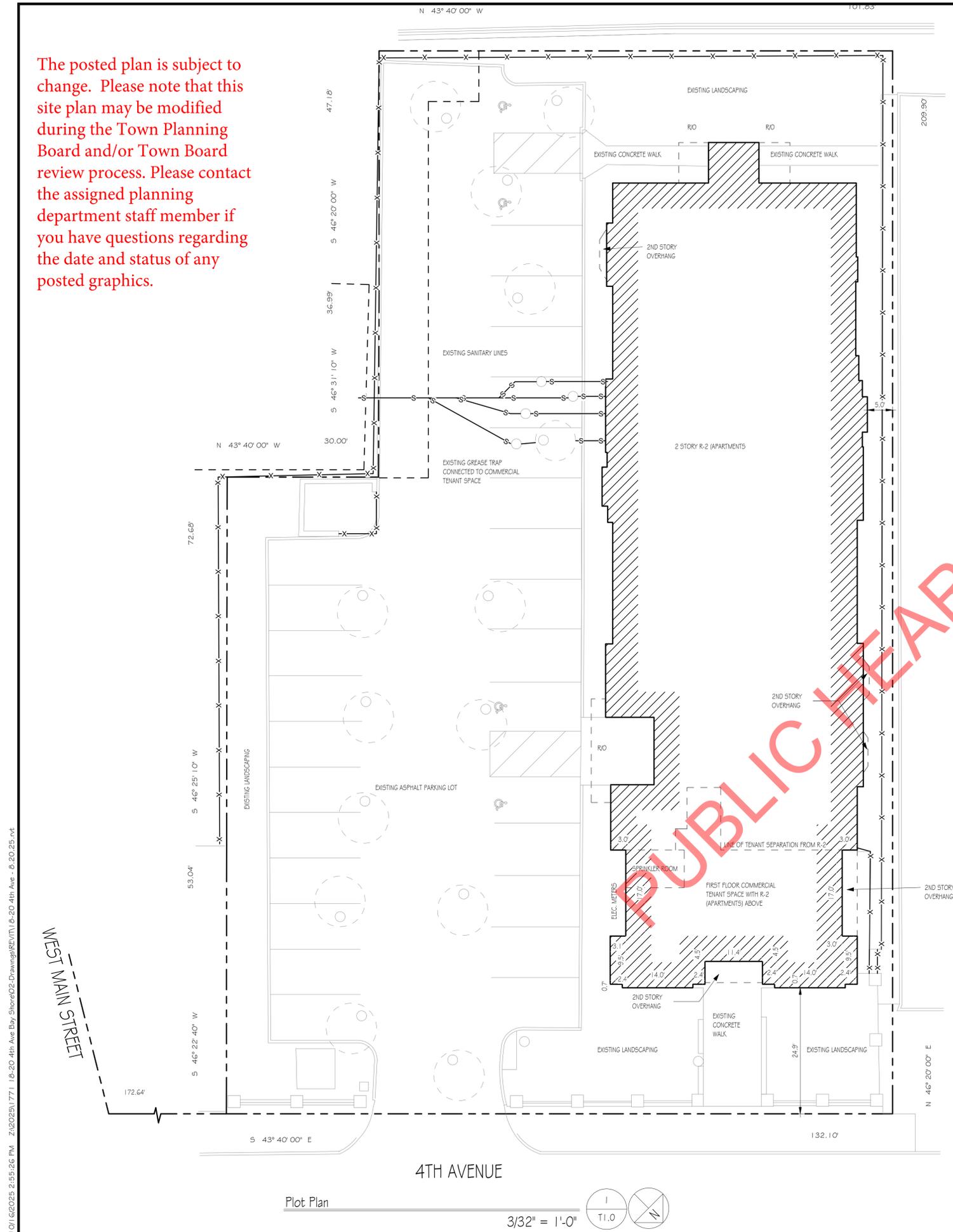


The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.

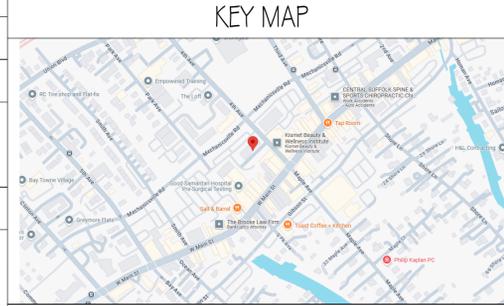


PLOT PLAN LEGEND

---	PROPERTY LINE
	FIRE HYDRANT
	EXISTING CONC CURB
	UTILITY POLE
	GAS LINE
	ELECTRIC LINE
	WATER LINE
	SANITARY LINE

SITE DATA

S.C.T.M.#:	500-393-2-122+123
PROPERTY ZONING:	B0
USE:	MULTI-USE COMMERCIAL & RESIDENTIAL BUILDING
OCCUPANCY CLASSIFICATION:	B (BUSINESS)
SITE AREA:	25,174 SF (0.58 ACRES)
BUILDING AREA:	15,091 SF
	FIRST FLOOR - 7,526 SF
	SECOND FLOOR - 7,526 SF
BUILDING STORIES:	2
CONSTRUCTION CLASSIFICATION:	VB
PROJECT DESCRIPTION:	ALTERATIONS TO APPROVED DRAWINGS TO CHANGE TWO COMMERCIAL TENANT SPACES TO ONE TENANT SPACE 1,162 SF. REMOVAL OF ELEVATOR MACHINE ROOM, EQUIPMENT LOCATED IN ELEVATOR PIT. RELOCATION OF JANITORS CLOSET AND ELECTRICAL ROOM. EXISTING BUILDING PREVIOUSLY APPROVED BY ENGINEERING ON 5/20/16-047, PLANNING PB2015-048, BUILDING 152405 AND, PLUMBING 19701G. EXISTING GREASE TRAP FOR COMMERCIAL TENANT SPACE ALSO APPROVED BY SUFFOLK DPW 393-484-0015.
	BUILDING IS EQUIPPED WITH FIRE ALARM SYSTEM. BUILDING IS EQUIPPED WITH FIRE SPRINKLER SYSTEM



BUILDING AREAS

AREA TYPE	EXISTING (PREVIOUS APPROVAL)	PROPOSED
FIRST FLOOR RETAIL	1,050 SF	1,162 SF
FIRST FLOOR RESIDENTIAL	7,677 SF	7,526 SF
SECOND FLOOR RESIDENTIAL	7,526 SF	7,526 SF

LANDSCAPING

AREA TYPE	EXISTING (PREVIOUS APPROVAL)	PROPOSED
FRONT YARD LANDSCAPING	3,694 SF (12.3%)	2,766 SF (10.99%)
TOTAL LANDSCAPING	6,035 SF (24.0%)	5,353 SF (21.26%)

PARKING

PARKING REQUIRED	
APARTMENTS - 20 X .75	= 35 SPACES
RETAIL - 1,162 / 150	= 7.75 SPACES
TOTAL	= 42.75 SPACES
PARKING PROVIDED	= 28.00 SPACES (INCLUDING 2 H.C.)

OCCUPANCY LOAD/EGRESS

R-2 (APARTMENTS)
PER TABLE 1006.2.1 OF THE 2015 IBC A SINGLE EXIT IS NOT ALLOWED FOR SPRINKLERED R-2 OCCUPANCIES WITH A OCCUPANT LOAD EXCEEDING 20 AND A MAXIMUM TRAVEL DISTANCE MAXIMUM OF 125'
PER TABLE 1004.1.2 OF THE 2015 IBC, OCCUPANCY LOADS ARE AS FOLLOWS:

SECOND FLOOR R-2	7,526 SF / 200 SF/OCC =	37.63 OCCUPANTS
FIRST FLOOR R-2	6,403 SF / 200 SF/OCC =	32.02 OCCUPANTS
TOTAL		69.65 OCCUPANTS

IN ACCORDANCE WITH SECTION 1005.3.2 OF THE IBC, MINIMUM EGRESS WIDTH REQUIRED SHALL BE AS FOLLOWS:
70 OCCUPANTS x 0.2 = 14', 36" MIN. WIDTH, (2) 36" EXIT STAIRWELLS PROVIDED FOR SECOND FLOOR, (3) 36" EXITS PROVIDED FOR FIRST FLOOR.

COMMERCIAL TENANT
PER TABLE 1006.2.1 OF THE 2015 IBC A SINGLE EXIT IS ALLOWED FOR SPRINKLERED ASSEMBLY OR BUSINESS OCCUPANCIES WITH A MAXIMUM OCCUPANT LOAD OF 49 AND A MAXIMUM TRAVEL DISTANCE MAXIMUM OF 75'
PER TABLE 1004.1.2 OF THE 2015 IBC, OCCUPANCY LOADS ARE AS FOLLOWS:

MERCANTILE	1,162 SF / 60 SF/OCC =	19.37 OCCUPANTS
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IN ACCORDANCE WITH SECTION 1005.3.2 OF THE IBC, MINIMUM EGRESS WIDTH REQUIRED SHALL BE AS FOLLOWS:
20 OCCUPANTS x 0.2 = 4', 36" MIN. WIDTH, (1) 36" EXIT PROVIDED

- ### FIRE PREVENTION NOTES
- INTERIOR FINISHES ON WALLS AND CEILINGS SHALL BE MINIMUM CLASS C.
 - ADEQUATE ESCAPE FACILITIES SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT THE BUILDING.
 - HANGINGS OR DRAPERIES SHALL NOT BE PLACED OVER EXIT DOORS OR OTHERWISE LOCATED AS TO CONCEAL OR OBSCURE ANY EXIT. MIRRORS SHALL NOT BE PLACED IN OR ADJACENT TO ANY EXIT OR ON EXIT DOORS.
 - FURNISHINGS OR DECORATIONS OF AN EXPLOSIVE OR HIGHLY FLAMMABLE CHARACTER SHALL NOT BE USED.
 - ALL FLOOR FINISHES SHALL BE AT LEAST CLASS 1 OR 2.
 - AS PER TABLE 508.4 OF THE 2015 IBC, THERE IS A 1 HOUR FIRE RATING REQUIRED BETWEEN B & R OCCUPANCIES IN SPRINKLERED BUILDINGS.
 - ALL PENETRATIONS IN FIRE RATED WALLS SHALL BE SEALED W/ 3M OR EQUAL SEALANT EQUAL TO REQUIRED FIRE RATINGS.

TOWN OF ISLIP BUILDING PLAN REVIEW NOTE

THE TOWN OF ISLIP BUILDING PLANS EXAMINER SHALL REVIEW THE ENCLOSED DOCUMENT FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE TOWN OF ISLIP AS SPECIFIED IN THE BUILDING AND/OR RESIDENTIAL CODE OF THE STATE OF NEW YORK. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE. THE SEAL AND SIGNATURE OF THE DESIGN PROFESSIONAL HAS BEEN INTERPRETED AS AN ATTESTATION THAT, TO THE BEST OF THE LICENSEE'S BELIEF AND INFORMATION, THE WORK IN THE DOCUMENT IS:

- ACCURATE
- CONFORMS WITH GOVERNING CODES APPLICABLE AT THE TIME OF SUBMISSION
- CONFORMS WITH REASONABLE STANDARDS OF PRACTICE AND WITH VIEW TO THE SAFEGUARDING OF LIFE, HEALTH, PROPERTY AND PUBLIC WELFARE
- IS THE RESPONSIBILITY OF THE LICENSEE

TABLE R301.2 (1) CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN	SEISMIC DESIGN			SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP	
		SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORN DEBRIS ZONE	WEATHERING	FROST LINE DEPTH						TERMITES
20	130 VULT	NO	NO	1 MILE FROM COASTIF.L.	B	SEVERE	BOF 3' BFG	MOD TO HEAVY	SEE BELOW	YES	CALL PLANS EXAMINERS OFFICE	599	51

MANUAL J CRITERIA REQUIRED IN SUBMITTED CALCULATIONS

ELEVATION	LAT	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMP	DESIGN TEMPERATURE COOLING	HEATING TEMPERATURE DIFFERENCE
108 FT	41°N	15° F	86° F	1.00	70° F	75° F	55° F

COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY
11° F	15 MPH	7.5 MPH	72° F	MEDIUM (M)	40%	32 GR @ 50% RH

TOWN OF ISLIP IS WITHIN A HURRICANE PRONE REGION, CLIMATE ZONE 4A.
WINTER DESIGN TEMP:
• INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH AN INDOOR TEMPERATURE OF NOT LESS THAN 68° F AT A POINT 3 FEET ABOVE THE FLOOR ON THE DESIGN HEATING DAY
• SYSTEM DESIGN SHALL BE BASED ON MAX 72° F HEATING, MINIMUM 75° F COOLING
• DEGREE DAYS (NY LAGUARDIA) 4811, WINTER DESIGN TEMP 15° F, DRY BULB 89° F, WET BULB 75° F (2015 IPC APPENDIX D)
• AS PER IBC 2015 CHAPTER 16 SECTION 1609 AND ASCE 7 2016, WIND EXPOSURE CATEGORY AND SURFACE ROUGHNESS IS B
• USE C FOR BOTH SOUTH SHORE AND FIRE ISLAND

Architect of Record:

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T | 631.320.3305

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P.O. Box 1179
Bayshore, NY 11706

Surveyor:
Barrett Bonasera & Van Winkle, PC
175A Commerce Drive
Hauppauge, NY 11788
631-435-1111

Project Info

18-20 4th Ave.
Bayshore, NY 11706

Revisions

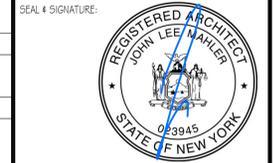
Revised Per Plans Examiner Comments	8.20.25
Added Landscape, Parking, Building Areas for Planning Review	10.16.25

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE, AND AS SUCH ARE THE PROPERTY OF JM2 ARCHITECTURE, P.C. ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

Drawing Title

Plot Plan

JM2 No:	2024-1570
DATE:	4.18.25
DESIGNED BY:	BK
CHECKED BY:	JM
SCALE:	As Noted



DWG No:

T1.0